

# BUILDING PERMIT BP-11360-B

MAINE LAND USE PLANNING COMMISSION  
Department of Agriculture, Conservation & Forestry

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval below, your proposal will meet the criteria for approval, 12 M.R.S. §685-B(4) of the Commission's statutes and the provisions of the Commission's *Land Use Districts and Standards*. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

  
LUPC Authorized Signature

May 10, 2016  
Effective Date

## CONDITIONS OF APPROVAL

1. **At least one week prior to commencing the permitted activities**, the permittee or the designated agent must contact the Commission staff and notify them of the estimated date construction work will start. Notice may be provided in writing, in person, by email, or by calling. If you leave or send a message, please include your full name, telephone number, permit number, and the date the work will start.
2. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
3. This permit is dependent upon and limited to the proposal as set forth in the application and supporting documents, except as modified by the Commission in granting this permit. Any variation is subject to prior review and approval of the Maine Land Use Planning Commission. Any variation from the application or the conditions of approval undertaken without approval of the Commission constitutes a violation of Land Use Planning Commission law.
4. Structures authorized under this permit, as well as filling/grading/soil disturbance and cleared openings created as part of construction activities authorized under this permit, must be located to meet the road, property line, water and wetland setback distances, exterior dimensions and building heights listed in Sections 4, and 5 and approved by this permit.
5. Temporary and permanent sedimentation control measures must be implemented to effectively stabilize all areas of disturbed soil and to catch sediment from runoff water before it leaves the construction site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands or adjacent properties. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning.
6. Effective, temporary stabilization of all disturbed and stockpiled soil must be completed at the end of each work day. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
7. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
8. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
9. Unless otherwise proposed in Section 5 and by the submittal of **Exhibit G, Erosion and Sediment Control Plan**, and approved by this permit, soil disturbance must not occur when the ground is frozen or saturated.
10. Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil must be stockpiled at least 100 feet from any water body.
11. The permittee shall not advertise Land Use Planning Commission approval without first obtaining approval for such advertising. Any such advertising shall refer to this permit only if it also notes that the permit is subject to conditions of approval.
12. In the event the permittee should sell or lease this property, the buyer or lessee shall be provided a copy of the approved permit and conditions of approval. The new owner or lessee should then contact the Land Use Planning Commission to have the permit transferred into his/her name. If there are no additional changes the transfer can be accomplished on a Minor Change Form.

13. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
14. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
15. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program; and the Maine Department of Transportation, Driveway Entrance Permit, a physical E-911 address from your County Commissioner's Office.
16. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
17. Upon completion of the authorized structures within the terms of this permit, any existing structures authorized to be removed from the lot and other construction debris must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
18. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. For parcels that are part of a Commission-approved subdivision, all conditions of the subdivision permit as they pertain to the permittee's parcel shall remain in effect.

For office use:

Maine Land Use Regulation Commission  
Department of Conservation

48872	BP	11360-B	\$ 550.00
Tracking No.		Permit No.	Fee Received

## Building Permit Amendment

## 1. APPLICANT INFORMATION

SHORT FORM for Residential Development

Applicant Name(s) James + Dedra Lizotte	Daytime Phone 207-868-2809	FAX (if applicable) 868-5659
Mailing Address 132 Lincoln Street	Email (if applicable) jime.sauciersshursine.com	
Town Van Buren	State ME	Zip Code 04785

RECEIVED

MAY 09 2016

## 2. PROJECT LOCATION AND PROPERTY DETAILS LUPC - ASHLAND

Township, Town or Plantation Sinclair	County Arroostook
Tax Information (check Tax Bill) Map: ARO21 Plan: 06 Lot: 215	All Zoning at Development Site (check LURC Map) D-RS
Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot: Road #1: Rackey Point Road Frontage 44 ft. Road #2: Frontage ft.	Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot: Waterbody #1: Long Lake Frontage 199 ft. Waterbody #2: Frontage ft.

## 3. EXISTING STRUCTURES (Fill in a line for each existing structure)

Previously issued Building Permit BP 11360-A

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Horizontal Distance (in feet) of structure from nearest:						
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters	
Shed (to be removed)	pre-Comm	12x12x8	None	200	10	120	-	-	-	
Camp	1987	63x36x14	stub wall	215	15	60	-	-	-	

## 4. PROPOSED ACTIVITIES (Fill in a line for each new or modified structure)

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Proposal (check all that apply)							Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest:					
	New structure*	Reconstruct*	Expand	Relocate*	Enclose deck/porch	Permanent foundation*	Change dimensions or setbacks		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	50x40x28	50+	35	120	-	-	-
Shed (maybe)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16x16	50+	15	+110	-	-	-
Temp. shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12x20	+50	+15	+120	-	-	-
garage slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	50x10	+50	+15	+120	-	-	-

\* Reconstructions, Relocations, Permanent Foundations and New Accessory Structures:

- a. If the structure or foundation will not meet LURC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks:

N/A

- b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property?.....☐YES ☒NO  
If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal?.....☐YES ☐NO  
If YES, provide the date the structure was damaged, destroyed or removed: .....

**5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE** (If applicable, fill in this table)

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:					
		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal Waters
Cleared area							
Filled/disturbed area	60 X 60 (3600)	50+	25	120	—	—	—
What is the average slope of land between the area to be filled/disturbed and the waterbody or wetland? .....							% <input checked="" type="checkbox"/> NA

**6. PROSPECTIVELY ZONED AREAS (RANGELEY AREA ONLY)**

**Buffering in Prospectively Zoned Areas.** Is your property located in one of the following Prospectively Zoned Plantations or Townships? .....

☐YES ☒NO

Adamstown Twp.      Dallas Pkt.      Lincoln Pkt.      Magalloway Pkt.  
Rangeley Pkt.      Richardsontown Twp.      Sandy River Pkt.      Townships C, D, and E.

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

Standard Minimum Required:	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
	25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI	15 feet	15 feet	50 feet Buffer to other Subdistricts
This property:	_____ feet	_____ feet	_____ feet	_____ feet

Note: You may be required to submit Exhibit E: Documentation for Exceptions to Buffering Requirements. (See instructions on page iii)

**7. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)**

Agent Name (if applicable)	Daytime Phone	FAX (if applicable)
Mailing Address	Email (if applicable)	
Town	State	Zip Code

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by LURC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, LURC's review is limited only to land use issues and LURC does not make any findings related to the MUBEC nor do LURC staff inspect buildings or enforce any provisions of that Code.

Please check one of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection")

☒ I authorize staff of the Land Use Regulation Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Regulation Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s)

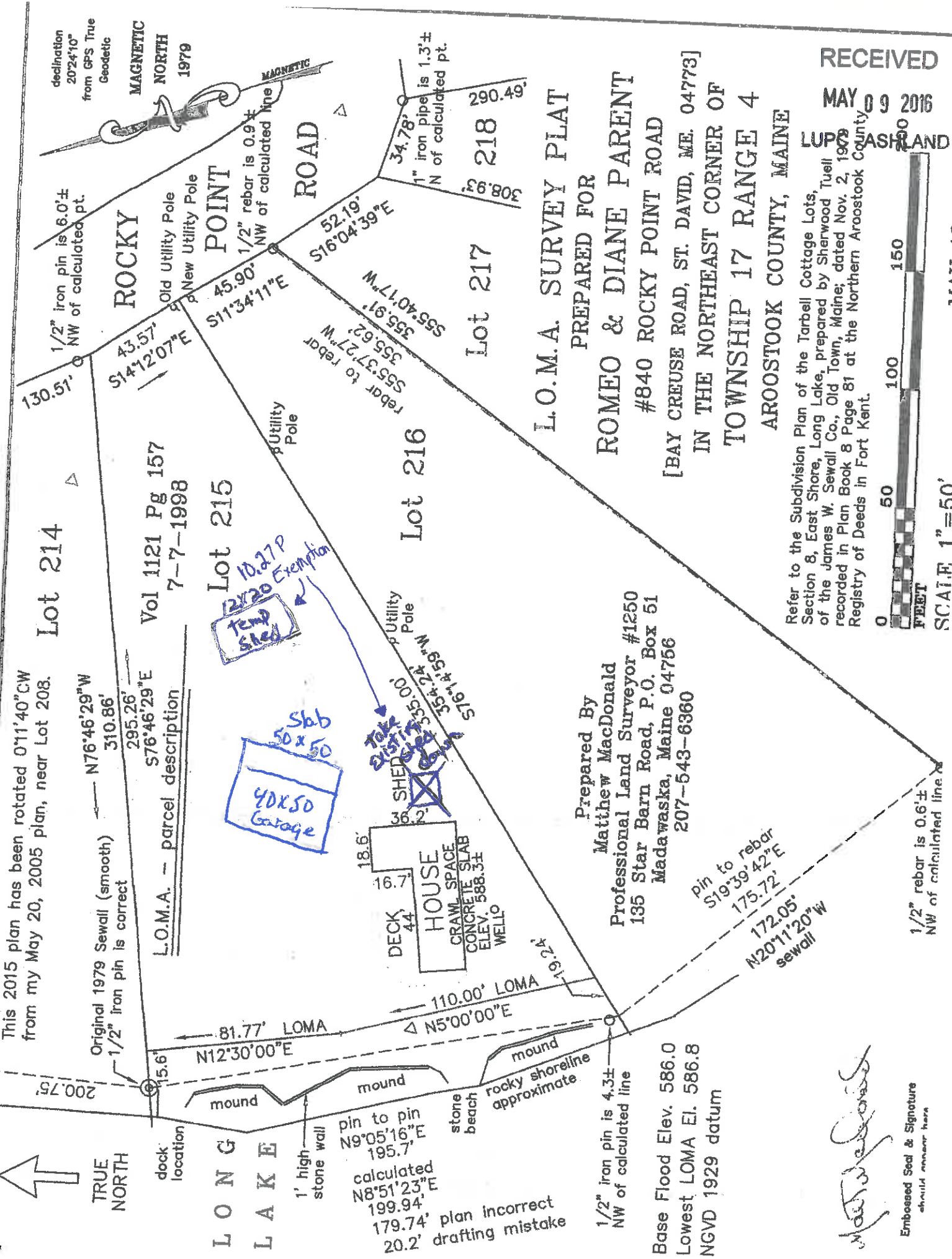
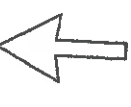
James Lott

Date

5-4-2016

Date

This 2015 plan has been rotated 0°11'40" CW from my May 20, 2005 plan, near Lot 208.



Prepared By  
Matthew MacDonald  
Professional Land Surveyor #1250  
135 Star Barn Road, P.O. Box 51  
Madawaska, Maine 04756  
207-543-6360

L.O.M.A. SURVEY PLAT  
PREPARED FOR

ROMEO & DIANE PARENT

#840 ROCKY POINT ROAD

[BAY CREUSE ROAD, ST. DAVID, ME. 04773]

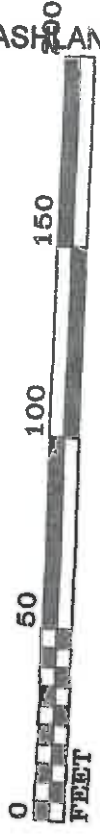
IN THE NORTHEAST CORNER OF

TOWNSHIP 17 RANGE 4

AROOSTOOK COUNTY, MAINE

Refer to the Subdivision Plan of the Tarbell Cottage Lots, Section 8, East Shore, Long Lake, prepared by Sherwood Tuell of the James W. Sewall Co., Old Town, Maine; dated Nov. 2, 1909 recorded in Plan Book 8 Page 81 at the Northern Aroostook County Registry of Deeds in Fort Kent.

RECEIVED  
MAY 09 2016



SCALE 1"=50'

MAY 18. 2015

*Matthew MacDonald*

Embossed Seal & Signature  
should appear here

Base Flood Elev. 586.0  
Lowest LOMA El. 586.8  
NGVD 1929 datum

pin to pin  
N9°05'16"E  
195.7'  
calculated  
N8°51'23"E  
199.94'  
179.74' plan incorrect  
20.2' drafting mistake

1/2" iron pin is 4.3±  
NW of calculated line

1/2" rebar is 0.6±  
NW of calculated line

TRUE  
NORTH

L O N G  
L A K E

dock  
location

1' high  
stone wall

pin to pin  
N9°05'16"E  
195.7'  
calculated  
N8°51'23"E  
199.94'

stone  
beach

rocky shoreline  
approximate

mound

mound

mound

Original 1979 Sewall (smooth)  
1/2" iron pin is correct

L.O.M.A. - parcel description  
S76°46'29"E  
310.86'  
295.26'

Vol 1121 Pg 157  
7-7-1998

ROCKY

POINT

ROAD

Lot 217

Lot 216

Lot 215

Lot 214

declination  
20°24'10"  
from GPS True  
Geodetic

MAGNETIC  
NORTH  
1979

Temp  
Shed

Sub  
50x50  
Garage

SHED  
DIST. 10.27P  
10.27P  
Exemption

HOUSE  
CRAWL SPACE  
CONCRETE SLAB  
ELEV. 588.3±  
WELL

DECK

44

18.6'

16.7'

36.2'

35.4±

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